

IN RE: PETITION FOR VARIANCE  
S/S Michigan Avenue, 325' E of  
the c/l of Brian Street  
(2913 Michigan Avenue)  
13<sup>th</sup> Election District  
1<sup>st</sup> Councilmanic District

Thomas R. Colgan, Sr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-294-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Thomas R. Colgan, Sr., and his wife, Barbara A. Colgan. The Petitioners seek relief from Section 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of two (2) recreational boats in lieu of the allowed one boat on a residential lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Thomas R. Colgan, Sr., property owner. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property consists of a gross area of 7255 sq.ft., zoned D.R.5.5, and is improved with a one-story single family dwelling which has been the Petitioners' residence for the past 34 years. The Petitioners filed the instant request as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM). Apparently, an anonymous citizen went through the neighborhood and notified DPDM as to the potential for a number of zoning violations throughout this community and the Petitioners were subsequently cited with a zoning violation notice.

ORDER RECEIVED FOR FILING  
Date 4/7/99

Mr. Colgan is a retired General Motors employee who enjoys fishing in his retirement. The Petitioner currently owns two recreational boats which he stores on his property adjacent to his home. One is a 16-foot electric boat that he uses on reservoirs, and the other is a 17-foot gas boat that he uses on the Bay. Photographs submitted into evidence by the Petitioner indicate that the property is nicely maintained and that the storage of the boats thereon poses no adverse effects to immediate and surrounding neighbors. In support of his request, Mr. Colgan submitted into evidence a Petition that had been signed by several of his neighbors indicating they have no objections to his storing the two boats in question on his property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It is clear that the storage of the two boats in question on the subject property has not caused a problem to the Petitioners' neighbors and that a practical difficulty or unreasonable hardship will result if the variance is not granted. However, the two boats must be stored behind the front foundation wall of the house so as not to protrude into the front yard. The granting of the


relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of April, 1999 that the Petition for Variance seeking relief from Section 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of two (2) recreational boats in lieu of the allowed one boat on a residential lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the two boats the Petitioner currently owns as testified to at the hearing and as depicted in the photographs submitted into evidence. In the event the Petitioner wishes to store a larger or different boat on his property, then the Petitioner must file a new Petition for a determination as to the appropriateness of storing a larger or different boat on his property.
- 3) As stated earlier in this opinion, the Petitioner may store the two boats he currently owns on his property, provided that both boats are stored behind the front foundation wall of the Petitioners' dwelling.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 4/7/99  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

April 6, 1999

Mr. & Mrs. Thomas R. Colgan, Sr.  
2913 Michigan Avenue  
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE  
S/S Michigan Avenue, 325' E of the c/l of Brian Street  
(2913 Michigan Avenue)  
13th Election District – 1st Councilmanic District  
Thomas R. Colgan, Sr., et ux - Petitioners  
Case No. 99-294-A

Dear Mr. & Mrs. Colgan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Code Enforcement Division, DPDM

People's Counsel; Case File



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2913 Michigan Ave.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

415A.1.A to permit the storage of two recreational boats in lieu of the allowed one boat on a residential lot.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

I AM A AVID FRESH AND SALT WATER FISHERMAN ONE BOAT IS GAS POWERED USED FOR RIVERS AND BAY. SECOND BOAT IS ALL ELECTRIC FOR USE IN FRESHWATER RESERVOIRS ONLY AS REQUIRED BY MARYLAND LAW.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

THOMAS R. COLGAN SR.

Name - Type or Print

Thomas R. Colgan Sr.

Signature

BARBARA A. COLGAN

Name - Type or Print

Barbara A. Colgan

Signature

2913 MICHIGAN AVE.

Address

day & night  
410-789-0294

Telephone No.

BALTO.

City

MD.

State

21227

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By SK

Date 2/3/99

Case No. 99-294-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

Zoning Description

Zoning Description for 2913 MICHIGAN AVE.

beginning at a point on the SOUTH side of MICHIGAN AVE. which is 50 FT. wide  
at a distance of 325 FT. EAST of the centerline of the nearest improved intersecting  
street BRIAN ST. which is 50 FT. wide

Being lot#57&58 block#2 section# In the subdivision of BALTIMORE HIGHLANDS  
as recorded in Baltimore County Plat Book #4766, Folio# 246 containing 7255 Ft.

Also known as 2913 MICHIGAN AVE. and located in the 13TH Election District and 1st  
councilmanic district

99.294-A

#294

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-284-A  
2013 Michigan Avenue  
S/S Michigan Avenue, 390'  
W of centerline  
Washington Street  
13th Election District  
1st Councilmanic District  
Legal Owner(s):  
Barbara A. & Thomas R.  
Colgan, Sr.

Variance: to permit the storage of two recreational boats in lieu of the allowed one boat.

Hearing: Monday, March 29,  
1999 at 10:00 a.m. in Room  
407, County Courts Bldg.,  
401 Bostey Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Contact the Zoning  
Commissioner's Office at  
(410) 887-4386.

(2) For information concern-  
ing the File and/or Hearing,  
Contact the Zoning Review Of-  
fice at (410) 887-3391.

3/147 March 11 C296437

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/11/ 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/11/ 1999

**THE JEFFERSONIAN,**

*S. Wilkinson*

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYL. )  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 063093

DATE 2/3/99 ACCOUNT Root-6150

AMOUNT \$ 50.00

RECEIVED FROM: Thomas C. Igan Sr

FOR: Van - 415

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

*Item # 294*

PAID RECEIPT

PROCESS ACTUAL TIME  
2/03/1999 2/03/1999 10:12:52  
REG 0805 CASHIER LHM LXS DRAWER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 094225  
CN NO. 063093

OFLN

50.00 CASH  
Baltimore County, Maryland

**99-294-A**

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: CASE # 99-294-A  
PETITIONER/DEVELOPER:  
(Tom Colgan Sr.)  
DATE OF Hearing  
(Mar 28, 1999)

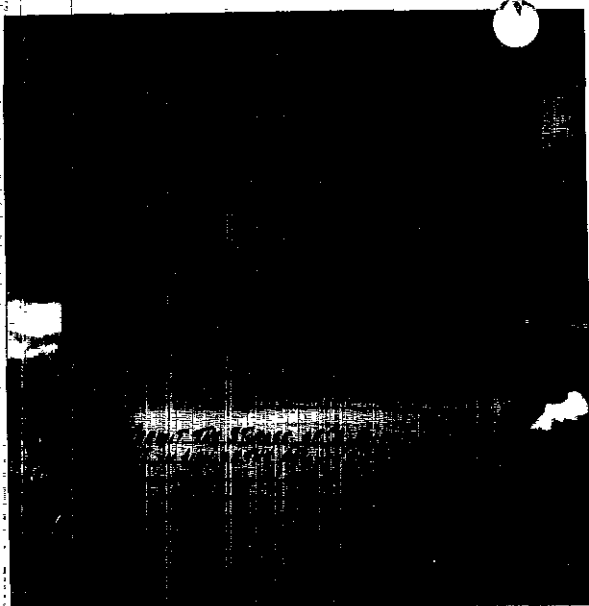
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
2913 Michigan Ave. Baltimore, Maryland 21227 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 3-12-99 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

Thomas P. Ogle 3/12/99  
(Signature of Sign Poster & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)

RE: PETITION FOR VARIANCE  
2913 Michigan Avenue, S/S Michigan Ave,  
390' W of c/l Washington St, 13th Election District,  
1st Councilmanic

Legal Owners: Thomas R. & Barbara A. Colgan, Sr.

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-294-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 22nd day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owners Thomas R. and Barbara A. Colgan, Sr., 2913 Michigan Avenue, Baltimore, MD 21227, Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 18, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-294-A  
2913 Michigan Avenue  
S/S Michigan Avenue, 390' W of centerline Washington Street  
13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owner: Barbara A. & Thomas R. Colgan, Sr.

Variance to permit the storage of two recreational boats in lieu of the allowed one boat.

HEARING: Monday, March 29, 1999 at 10:00 a.m. in Room 407, County Courts  
Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish below it.

Arnold Jablon  
Director

c: Barbara & Thomas Colgan, Sr.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
March 11, 1999 Issue – Jeffersonian

Please forward billing to:

Thomas R. Colgan, Sr. 410-789-0294  
2913 Michigan Avenue  
Baltimore, MD 21227

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-294-A

2913 Michigan Avenue

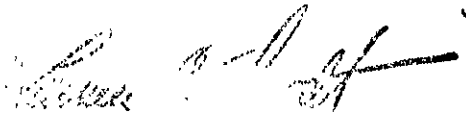
S/S Michigan Avenue, 390' W of centerline Washington Street

13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owner: Barbara A. & Thomas R. Colgan, Sr.

Variance to permit the storage of two recreational boats in lieu of the allowed one boat.

HEARING: Monday, March 29, 1999 at 10:00 a.m. in Room 407, County Courts  
Building, 401 Bosley Avenue



Lawrence E. Schmidt

SL

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

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For Newspaper Advertising:

Item Number or Case Number: 99-294-A

Petitioner: Thomas R. COLGAN SR.

Address or Location: 2913 MICHIGAN AVE. BALTO. MD. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas R. COLGAN SR.

Address: 2913 MICHIGAN AVE.  
BALTO. MD. 21227

Telephone Number: 410-789-0294

Revised 2/20/98 - SCJ

#294

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-294-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Variance to permit the storage of two  
recreational boats in lieu of the allowed one  
boat on a residential lot.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 25, 1999

Mr. & Mrs. Thomas R. Colgan, Sr.  
2913 Michigan Avenue  
Baltimore, MD 21227

RE: Case No.: 99-294-A  
Petitioner: Thomas R. Colgan, Sr.  
Location: 2913 Michigan Avenue


Dear Mr. & Mrs. Colgan:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 3, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



## INTEROFFICE CORRESPONDENCE

Date: February 23, 1999

ZONE0222.NOC



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 2/25/99

FROM: R. Bruce Seeley, Project Manager RBS/JP  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/15/99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

Item #'s:	290	300
	291	301
	292	302
	293	303
	294	
	295	
	296	



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 15, 1999

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time in reference to the following item numbers:

291, 292, 293, (294) 295, 296, 297, 299, 300, AND 303

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 837-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Jim  
3/29

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** February 23, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 289, 290, 291, 294, and 297

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.16.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 294 BZ

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*Michael M. Lenhart*  
1r Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



March 25 1999

To whom it may concern :

We the undersigned as neighbors to Thomas

R.

**Colgan Sr. and Barbara A. Colgan. We do not object to the keeping of two Recreational Boats on their Property in Lieu of the allowed one Recreational boat for Residential Lot.**

**John Monroe**  
**2911 Michigan Ave.**

*John Monroe*  
**John Libera**

**2909 Michigan Ave.**

*John Libera*  
**Thomas Hugel**

**2907 Michigan Ave.**

*Thomas Hugel*  
**Wanetta Crabill**

**2915 Michigan Ave.**

*Wanetta Crabill*  
**Daniel Buckler**

**2908 Michigan Ave.**

*Daniel Buckler*  
**Calvin Pennington Sr.**

**2912 Michigan Ave.**

*Calvin C. Pennington Sr.*  
**Amber Loomis**

**2910 Florida Ave.**

**Lane Etchison**

**2914 Michigan Ave.**

*Lane Etchison*  
**Calvin Pennington Jr.**

**2916 Michigan Ave.**

*Calvin C. Pennington Jr.*  
**Perry Rush**

**2918 Michigan Ave.**

*Perry Rush*  
**Esperanza Shehadi**

**2919 Michigan Ave.**

*Esperanza Shehadi*  
**Rodney Rush**

**2910 Michigan Ave.**

*Rodney Rush*  
**Dorothy Elza**

**2912 Florida Ave.**

*Dorothy Elza*  
  
*Pet Ex #2*

Petitioner's  
Exhibit

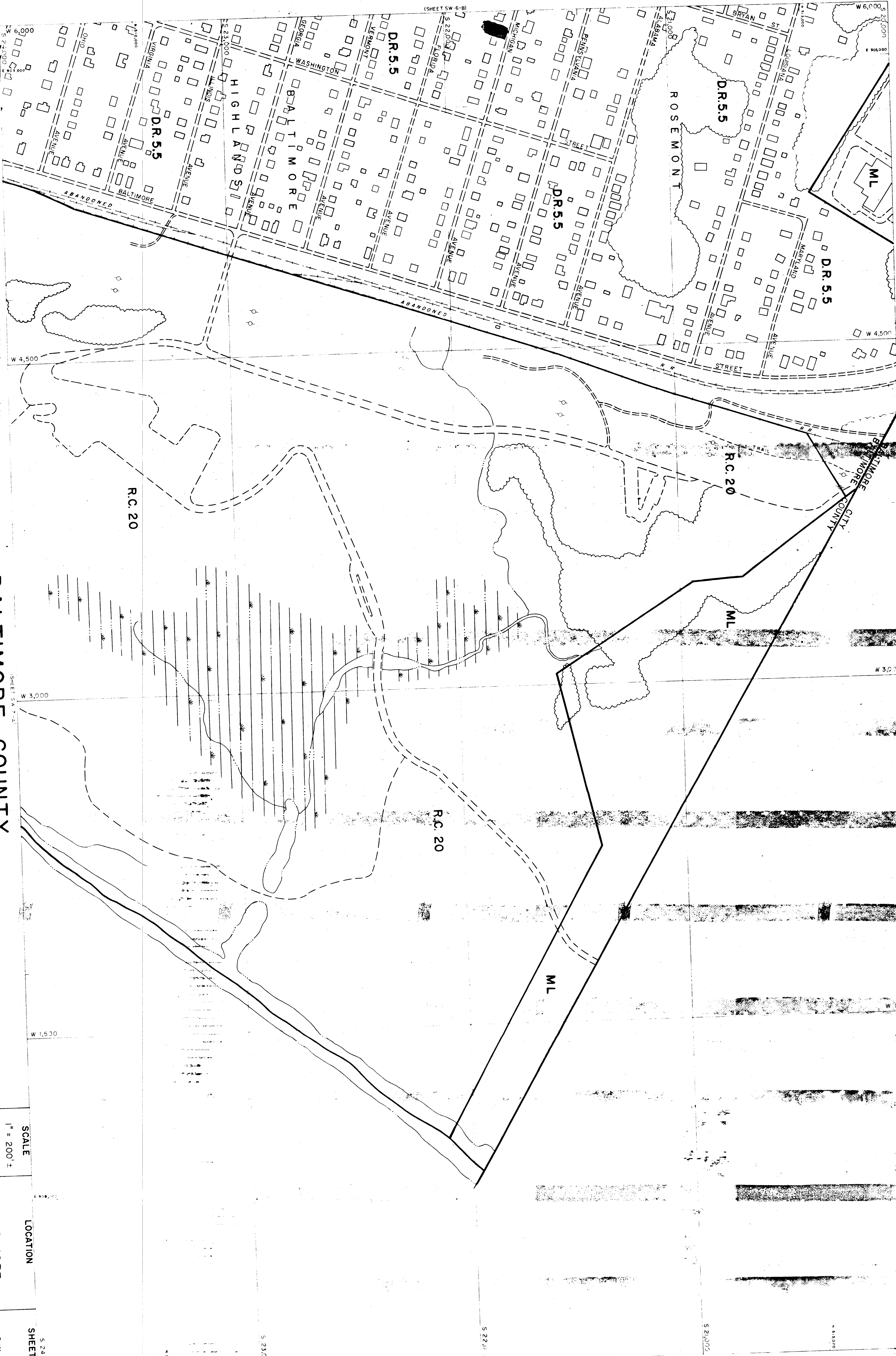
3A - 3C

photograph

99-294-A







**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

SCALE	LOCATION	SHEET
1" = 200'	BALTIMORE HIGHLANDS	SW 6-A
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY AND ZONING BY PHOTOGRAMMETRIC METHODS  
BY BUCHHEIT-HORN, INC. BALTIMORE, MD 21210

**99-294-A**

#294